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THE COUNCIL OF THE CITY OF LONGMONT, COLORADO, ORDAINS:

Chapter 16.04 of the Longmont Municipal Code is hereby repealed and reenacted to read as follows:

The Longmont Municipal Code is hereby repealed and reenacted to read as follows:

Pursuant to Part 2 of Article 16 of Title 31, CRS, as amended, and Article IV, Municipal Charter of the City of Longmont, Colorado, there is adopted, as the building code of the City, by reference thereto, the International Building Code, 2012 Edition, including Appendix Chapter I, published by the International Code Council, Inc., 4051 West Flossmoor Road., Country Club Hills, IL 60478 , that code to have the same force and effect as if set forth in this chapter in every particular, save and except such portions as are added, amended, deleted, or replaced in this chapter. The adopted code includes comprehensive provisions and standards regulating the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition, of buildings and structures for the purpose of safeguarding the public health, safety, and general welfare. All references in this code to the International Building Code are to the edition referenced above.

At the time of adoption, one certified true copy of the International Building Code, published by the International Code Council is on file in the office of the city clerk and may be inspected by any interested person between eight a.m. and five p.m., Monday through Friday, holidays excepted. The city shall keep a copy of the adopted code in the office of the chief enforcement officer for public inspection. The building code, as finally adopted, is available for sale at the office

1 of the city clerk, at a price reflecting cost to the city as established by the city
2 manager, pursuant to this municipal code.

3 16.04.030 Section 101.1 amended—Title.

4 International Building Code is amended by insertion of “the City of
5 Longmont” in the brackets.

6 16.04. 040 Section 104.1 amended--General.

7 Section 104.1 of the International Building Code is amended by addition
8 of the following:

9 The building official is authorized, as a condition of issuing a building
10 permit, to prepare and enter into agreements between the City and building
11 owners to prevent the unauthorized use or occupancy of basements which do not
12 have adequate egress facilities and/or to prevent use or occupancy of buildings, or
13 portions thereof, which do not comply with this code or other City ordinances for
14 independent dwelling units. The building official may not, unless otherwise
15 authorized, waive requirements of any codes in this Title 16, or make additional
16 requirements, as a condition of receiving a permit.

17 16.04. 050 Section 105.1.3 added-Permits required, Solid Fueled Appliances.

18 Section 105.1 of the International Building Code is amended by the
19 addition of the following:

20 105.1.3 Solid Fueled Appliances. No permit shall be issued for the
21 installation of a wood stove appliance which does not fully conform to the
22 Regulations on Emissions of the State of Colorado in effect at the time of permit
23 application. No permit shall be issued for the installation of a solid fuel-burning
24 fireplace appliance, until and unless the permit fee is paid in addition to all other
25 building permit fees and charges.

26 All fees collected pursuant to this section shall be appropriated to the Air
27 Quality Special Revenue Fund, a fund created for the purpose of funding
28 additional air quality related projects.

29 16.04. 060 Section 105.2 modified--Work exempt from permit.

30 Section 105.2 of the International Building Code is amended by the
31 deletion of subsections 2 and 3 under Building and add 14. Covered or un-covered

temporary stage or platform structures less than 500 square feet, less than 14 feet in height above the stage or platform and less than 30 inches above grade.

16.04.070 Section 107.3.1 amended Approval of construction documents

Section 107.3.1 of the International Building Code is amended by the following revision to sentence one: “When the building official issues a permit, the construction documents shall be approved, in writing or by a stamp which states “APPROVED AS NOTED.” One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of the work and shall be open to inspection by the building official or his or her authorized representative.

16.04. 080 Section 109.2 amended--Schedule of permit fees.

Section 109.2 of the International Building Code is amended by the addition of the following:

Fees for any permit, plan review or inspection required by this code shall be established from time to time by resolution of the city council.

16.04. 090 Section 111.1 amended--Use and occupancy.

Section 111.1 of the International Building Code is amended by the addition of the following exception:

EXCEPTION: Group U occupancies.

16.04. 100 Section 111.5 added--Certificate of Completion or partial completion.

Section 111.5 of the International Building Code is amended by the addition of the following section:

Section 111.5 Certificate of Completion or Partial Completion. A Certificate of Partial Completion is required on all projects not intended for immediate use or occupancy until further tenant finish work is completed, which projects are otherwise in compliance with approved plans, specifications, and ordinances enforced by the building official. A Certificate of Completion is intended for remodeled buildings not requiring a new Certificate of Occupancy and for alterations to existing buildings where the occupancy limits of that building have not changed. The certificate shall contain the following:

1. The building permit number.

2. The address of the building.
3. The name and address of the owner.
4. A description of the portion(s) of the building for which the certificate is issued.
5. A statement that the work identified in the listed permit is complete and in compliance with approved plans, specifications, and other laws of the jurisdiction, and that occupancy is not permitted until additional tenant finish work is by permitted, completed, and approved.
6. The use and occupancy of the structure, type of construction and occupant load.
7. The name of the building official.

16.04.110 Section 113 replaced--Board of Appeals.

Section 113 of the International Building Code is deleted in its entirety and replaced with the following:

113.1 General. For provisions relating to the board of appeals, see Chapter 16.30 of the Longmont Municipal Code.

16.04.120 Section 114 replaced—Violations.

Section 114 of the International Building Code is deleted in its entirety and replaced with the following:

114.1 Unlawful acts. It is unlawful for any person to erect, install, alter, repair, relocate, add to, replace, demolish, use, occupy or maintain any building or structure, or cause or permit the same to be done, in violation of this code.

114.2 Violation Any person committing or permitting a violation of this code commits a separate offense for each day or part of a day during which the violation exists. Offenses are punishable according to Chapter 1.12 of the Longmont municipal code.

114.3 Violation penalties. Imposition of one penalty for any violation shall not excuse the violation nor permit it to continue, and all such persons shall correct or remedy such violations or defect within a reasonable time.

1 114.4 Prosecution of violation. In addition to any other penalties, any
2 violation of this code is a public nuisance and shall be enjoined by a court of
3 competent jurisdiction. Nothing in this code shall prevent the city attorney from
4 seeking appropriate legal or equitable relief from any court of competent
5 jurisdiction.

6 16.04.130 Section 202 added--Definitions.

7 Section 202 of the International Building Code is amended by the addition
8 of the following definitions:

9 BEDROOM/SLEEPING ROOM: An enclosed space within a dwelling
10 unit, used or intended to be used for sleeping purposes, meeting the minimum
11 area requirements of the building code or containing a closet or similar area which
12 is easily converted into a closet (such space needs only doors to become a closet).

13 FIRE ALARM SYSTEM: A system consisting of components and circuits
14 arranged to monitor and annunciate the status of fire alarm or supervisory signal-
15 initiating devices and to initiate the appropriate response to those signals.

16 WOOD STOVE: A wood-fired appliance, including a fireplace insert,
17 with a closed fire chamber that maintains an air-to-fuel ratio of less than 30 during
18 the burning of 90 percent or more of the fuel mass consumed in the low-firing
19 cycle. The low-firing cycle means 25 percent or less of the maximum burn rate
20 achieved with doors closed, or the minimum burn rate achievable.

21 16.04.140 Section 402.3 deleted – Lease plan

22 Section 402.3 of the International Building Code is amended by
23 deleting this section in its entirety.

24 16.04.150 Section 419.1 amended--General

25 Section 419.1 of the International Building Code is amended by the
26 revision of the exception to state 15%.

27 16.04.160 Section 425 New section—Medical gas systems

28 Section 425 is added to the International Building Code and states:
29 425.1 General. Compressed gases at hospitals and similar facilities intended for
30 inhalation or sedation including, but not limited to, analgesia systems for

dentistry, podiatry, veterinary and similar uses shall comply with Sections 425.2 through 425.4.

425.2 Interior supply location. Medical gases shall be stored in areas dedicated to the storage of such gases without other storage or uses. Where containers of medical gases in quantities greater than the permit amount are located inside buildings, they shall be in a 1-hour exterior room, a 1-hour interior room or a gas cabinet in accordance with Section 425.2.1, 425.2.2 or 425.2.3, respectively. Rooms or areas where medical gases are stored or used in quantities exceeding the maximum allowable quantity per control area as set forth in Section 5003.1 of the International Fire Code shall be in accordance with the International Building Code for high-hazard Group H occupancies.

425.2.1 One-hour exterior rooms. A 1-hour exterior room shall be a room or enclosure separated from the remainder of the building by fire barriers constructed in accordance with Section 707 of the International Building Code or horizontal assemblies constructed in accordance with Section 711 of the International Building Code, or both, with a fire-resistance rating of not less than 1 hour. Openings between the room or enclosure and interior spaces shall be self-closing smoke- and draft-control assemblies having a fire protection rating of not less than

1 hour. Rooms shall have at least one exterior wall that is provided with at least two vents. Each vent shall not be less than 36 square inches in area. One vent shall be within 6 inches of the floor and one shall be within 6 inches of the ceiling. Rooms shall be provided with at least one automatic sprinkler to provide container cooling in case of fire.

425.2.2 One-hour interior room. When an exterior wall cannot be provided for the room, automatic sprinklers shall be installed within the room. The room shall be exhausted through a duct to the exterior. Supply and exhaust ducts shall be enclosed in a 1-hour-rated shaft enclosure from the room to the exterior. Approved mechanical ventilation shall comply with the International Mechanical Code and be provided at a minimum rate of 1 cubic foot per minute per square foot of the area of the room.

1 425.2.3 Gas cabinets. Gas cabinets shall be constructed in accordance with
2 Section 5003.8.6 of the International Fire Code and the following:

3 1. The average velocity of ventilation at the face of access ports or windows shall
4 not be less than 200 feet per minute with a minimum of 150 feet per minute at any
5 point of the access port or window.

6 2. They shall be connected to an exhaust system.

7 3. They shall be internally sprinklered.

8 425.3 Exterior supply locations. Oxidizer medical gas systems located on the
9 exterior of a building with quantities greater than the permit amount shall be
10 located in accordance with Section 6404.2.1 of the International Fire Code.

11 425.4 Medical gas systems. Medical gas systems including, but not limited to,
12 distribution piping, supply manifolds, connections, pressure regulators and relief
13 devices and valves, shall comply with NFPA 99 and the general provisions of this
14 chapter.

15 16.04.170 Section 426 New section—Compressed gases.

16 Section 426 is added to the International Building Code and states:

17 Section 426 Compressed gases. The storage and handling of compressed
18 gases shall comply with the International Fire Code

19 16.04.180 Section 708.3 amended--Fire-resistance rating

20 Section 708.3 of the International Building Code is amended by the
21 deletion of the exceptions.

22 16.04.190 Section 901.5 amended--Acceptance tests.

23 Section 901.5 of the International Building Code is amended by the
24 addition of the following:

25 Fire detection, alarm and extinguishing systems shall be maintained in an
26 operative condition at all times and shall be replaced or repaired where defective.
27 Non-required fire alarm and detection systems shall be inspected, tested and
28 maintained or removed or have signage posted as required by the code official.

29 16.04.200 Section 903.2.11.1.3 amended--Basements

30 Section 903.2.11.1.3 of the International Building Code is amended by
31 addition of the following:

1 Unfinished basement walls shall be clearly marked with the words “suppression
2 required in basement if interior walls are constructed” per International Building
3 Code Section 703.7 numbers 2 and 3.

4 16.04.210 Section 903.2.11 amended—Specific building areas and hazards

5 Section 903.2.11 of the International Building Code is amended by
6 addition of the following section:

7 Section 903.2.11.1.4 Buildings greater than 12,000 square feet. An
8 automatic sprinkler system shall be provided throughout all buildings where the
9 fire area exceeds 12,000 square feet, or where the combined fire area on all floors,
10 including mezzanines and basements, exceeds 24,000 square feet.

11 Exceptions:

- 12 1. F-2 Occupancies
- 13 2. Open parking structures

14 16.04.220 Section 903.4.2 replaced--Alarms

15 Section 903.4.2 of the International Building Code is deleted in its entirety
16 and replaced with the following:

17 903.4.2 Alarms. Approved audible/visual devices shall be connected to
18 every automatic sprinkler system. Such sprinkler water-flow alarm devices shall
19 be activated by water flow equivalent to the flow of a single sprinkler of the
20 smallest orifice size installed in the system. An approved audible/visual sprinkler
21 flow alarm shall be provided on the exterior of the building in an approved
22 location above the fire department connection. An approved audible/visual
23 sprinkler flow alarm to alert the occupants shall be provided throughout the
24 interior of the building in accordance with Sections 907.10.1 through 907.10.2
25 and NFPA 72. Where a fire alarm system is installed, actuation of the automatic
26 sprinkler system shall actuate the building fire alarm system.

27 16.04.230 Section 904.3.5 amended--Monitoring of alternative automatic fire-
28 extinguishing systems

29 904.3.5 of the International Building Code is amended by addition of the
30 following section:

1 Section 904.3.5.1 Monitoring of alternative automatic fire-extinguishing
2 systems. When installed as an alternative to the required automatic sprinkler
3 systems of Section 903, monitoring shall be required in accordance with NFPA
4 72.

5 16.04.240 Section 906.1 replaced--Where required

6 Section 906.1 of the International Building Code is deleted in its entirety
7 and replaced with the following:

8 Portable fire extinguishers shall be installed in all occupancies not
9 protected by approved fire sprinkler systems.

10 16.04.250 Section 907.1.3 replaced--Equipment

11 Section 907.1.3 of the International Building Code is deleted in its entirety
12 and replaced with the following:

13 907.1.3 Equipment. Systems and components shall be listed and approved
14 for the purpose which they are installed. Only addressable fire alarm panels will
15 be approved.

16 Exception: Fire alarm panels that can transmit individual specific
17 initiating device information.

18 Section 907.1.3.1 Combination fire and security panels. A fire alarm
19 system shall not be used for any purpose other than fire protection or control of
20 fire protection systems. Combination fire and security panels are not permitted.

21 16.04.260 Section 907.2.1 replaced--Group A

22 Section 907.2.1 of the International Building Code is deleted in its entirety
23 and replaced with the following:

24 907.2.1 Group A. A manual and automatic fire alarm system shall be
25 installed in accordance with NFPA 72 in all Group A occupancies. Portions of
26 Group E occupancies occupied for assembly purposes shall be provided with a
27 fire alarm as required for the Group E occupancy.

28 Exceptions:

- 29 1. Where the building is equipped throughout with an
30 automatic sprinkler system and the alarm notification
31 appliances will activate upon sprinkler water flow

1 2. Fire area is 750 square feet or less.

2 16.04.270 Section 907.2.7.1 deleted--Occupant notification

3 Section 907.2.7.1 of the International Building Code is deleted in its
4 entirety.

5 16.04.280 Section 907.6.5 amended--Monitoring

6 Section 907.6.5 of the International Building Code is amended by addition
7 of the following:

8 Supervising station shall report all fire alarms in a contact identification
9 point reporting format.

10 16.04.290 Section 908.7 amended—Carbon monoxide detection systems

11 Section 908.7.1 of the International Building Code is amended by the addition of
12 the following:

13 Whenever a residential occupancy that has a fuel-fired appliance or
14 attached garage has interior work performed that requires a permit, or whenever a
15 residential property changes ownership or tenancy, a carbon monoxide detector
16 shall be installed within 15 feet of any sleeping area; those detectors may be
17 battery operated, hard wired, or cord and plug type.

18 16.04.300 Section 1008.1.9.6 amended--Special locking arrangements in
19 Group I-2

20 Section 1008.1.9.6 of the International Building Code is amended by the replacing
21 the word “or” with the word “and” after “Section 903.3.1.1.”

22 16.04.310 Section 1008.1.9.7 replaced--Delayed egress locks

23 Section 1008.1.9.7 of the International Building Code is deleted in its
24 entirety and replaced with the following:

25 1008.1.9.7 Delayed egress locks. Approved, listed, delayed egress locks
26 shall be permitted to be installed on doors serving any occupancy except Group
27 A, E, and H occupancies in buildings which are equipped throughout with an
28 automatic sprinkler system in accordance with NFPA 13 and an approved
29 automatic smoke detection system installed in accordance with NFPA 72
30 provided that the doors unlock in accordance with Items 1 through 6 below.

31 16.04.320 Section 1018.1 amended--Corridors

1 Section 1018.1 of the International Building Code is amended by the revision of
2 Table 1018.1 as follows:

3 Occupancy Group R required corridor fire-resistance rating in buildings
4 with a sprinkler system shall be 1 hour.

5 16.04.330 Section 1029.5.1 amended--Window wells, minimum size

6 Section 1029.5.1 of the International Building Code is amended by adding
7 the following:

8 Exceptions:

- 9 1. Buildings classified in Group R occupancy, constructed with
10 permits issued before March 30, 1986, may use existing egress
11 window wells, which are a minimum of 24 inches (610mm) in
12 depth from the foundation.
- 13 2. Buildings classified in Group R occupancy constructed with
14 permits issued between March 30, 1986 and January 1, 1996, may
15 use existing egress window wells, which are 30 inches (762mm) in
16 depth from the foundation.

17 16.04.340 Section 1203.1 amended--General

18 Section 1203.1 of the International Building Code is amended by changing
19 the number 5 in sentence two to 3.

20 16.04.350 Section 1504.1.1 amended—Wind resistance of asphalt shingles

21 Section 1504.1.1 of the International Building Code is amended by the
22 addition of the following:

23 All roofing materials installed shall carry a wind warrantee by the
24 manufacturer of 110 MPH sustained wind.

25 16.04.360 Section 1510.3 amended—Recovering versus replacement

26 Section 1510.3 of the International Building Code is amended by
27 replacing condition 3, the addition of condition 4 and the addition of exception 5
28 stating the following:

- 29 3. Where an existing roof has one or more applications of any type of roof
30 covering.

4. When a building of any size is subjected to cumulative roof membrane damage of one hundred square feet or greater, the roof shall be replaced in its entirety. Materials and methods of application used for re-covering or replacing an existing roof covering shall comply with the requirements of Chapter 15.

Exceptions:

5. A maximum of two layers of roof materials may be installed over roof slopes of one-fourth unit vertical in 12 units horizontal and shall comply with the requirements of Chapter 15.

16.04.370 Section 1608.1 amended--Snow loads, general

Section 1608.1 of the International Building Code is amended by the addition of the following:

The basic design snow load shall be thirty pounds per square foot (1436.4Pa). The ground design snow load shall be thirty pounds per square foot.

16.04.380 Section 1609.3 amended—Basic wind speed

Section 1609.3 of the International Building Code is amended by the replacement of sentences one and two with the following:

The ultimate design wind speed for determining design wind loads shall be not less than 110 mph.

16.04.390 Section 1809.5 replaced--Frost protection

Section 1809.5 of the International Building Code is amended by the deletion of published exception 2 and 3, and the replacement of exception 2 with the following:

3. Free-standing storage buildings 120 square feet or less with an eave height of 8 feet or less.

16.04.400 Section 2406.4.5 amended—Glazing and wet surfaces

Section 2406.4.5 of the International Residential Code is amended by the deletion of the exception and adding the following:

Glazing that is more than 60 inches, measured horizontally and in a straight line, from the water's edge of a bathtub, shower, hot tub, spa, whirlpool or swimming pool.

16.04.410 Section 3001.1 amended--Scope

1 Section 3001.1 of the International Building Code is amended by the
2 addition to sentence one the following:

3 All elevators shall be inspected annually.

4 16.04.420 Section 3001.2 amended--Referenced standards

5 Section 3001.2 of the International Building Code is amended by the
6 insertion after ASME in sentence one, of A18.1.

7 16.04.430 Section 3201 amended--Scope

8 Section 3201.1 of the International Building Code is amended by the
9 addition of the following:

10 No part of any structure or any appendage thereto, except signs not
11 interfering with public use or safety, shall project beyond the property line of the
12 building site, except as specified in this chapter or as approved by the city council.

13 16.04.440 Section 3202.3.1.1 added-- Awnings, canopies, marquees and signs

14 Section 3202.3.1 of the International Building Code is amended by the addition of
15 the following section:

16 Section 3202.3.1.1 Awning construction. Awnings shall have
17 noncombustible frames but may have combustible coverings. Every awning shall
18 be collapsible, retractable, or capable of being folded against the face of the
19 supporting building. When collapsed, retracted, or folded, the design shall be such
20 that the awning does not block any required means of egress.

21 Exceptions:

- 22 1. A fixed frame awning not exceeding ten feet in length may be
23 erected over the entrance to a building.
- 24 2. A fixed frame awning may extend across the full frontage of the
25 building provided the awning does not extend closer than six
26 inches to a line formed by a 75 degree angle of inclination from the
27 base to the top of the front wall of the building.

28 16.04.450 Chapter 34 deleted

29 Chapter 34 of the International Building Code is deleted in its entirety.
30 Refer to the adopted International Existing Building Code for requirements.